



LESS
CONVENTION
MORE
COLLABORATION





LESS SAME-SAME MORE SOUL

This is not just a workplace. This is a destination of the future. When people pass through these doors, they're met with a grand vision: a purpose of realising their full potential. This is not just a building. This is a new model for inspiring business – an energetic centre of activity where you can hold a conference in a café and a brainstorm at the bar.

This is not a 9-5 workday. This is an all-week experience – from a performance-pushing gym, to a Sunday morning brunch in the sun. This is not just commercial architecture. This is form and function – it's space that gives you flexibility, agility and a new sensibility. This is not just a location. It's a lifestyle. This is everything but an ordinary office. **This is Workshop.**





SIX REASONS TO MOVE TO WORKSHOP



FLEXIBILITY

LESS WALLS MORE SPACE

Open, flexible, column-free spaces foster culture, collaboration and conversation.



AGILITY

LESS ISOLATION MORE INSPIRATION

Efficient connectivity across floors optimises opportunity for inter-tenancy communication.



PRODUCTIVITY

LESS LETHARGY MORE ENERGY

Abundant natural light, breakout zones and natural ventilation make for happier, healthier and more productive staff.



COMMUNITY

LESS CONFORMITY MORE CONVERSATION

Communal meeting and conference spaces inspire a sense of community and belonging.



PERFORMANCE

LESS FUSS MORE FUN

A proposed gym, childcare and first-class end-of-trip facilities inside the building offer maximum daily convenience.



DESTINATION

LESS GRAM MORE COOL

An activated 24/7 ground floor buzzing with retail, food and beverage attracts people like a magnet.



WORKSHOP

Harbour Bridge

Barangaroo Reserve

Flying Fish

Pirrama Park

The Rocks

Opera House

Circular Quay

Cockle Bay Wharf

The Star

Sydney CBD

weWork

Darling Harbour

Pymont Bridge



LESS OVERTIME MORE OVER-DELIVERY

Workshop is a workspace of tomorrow. Here, we redefine the cycle. We redirect creative energy. And we create ongoing value. A full-height atrium in the centre of the building creates an open, light-filled environment – while column-free work spaces stimulate culture and collaboration. Interconnecting stairs cater to effective communication and form a fluid, agile, flexible framework to power you to innovate, initiate and inspire.

A work destination of the future. It all starts here.





PREMIER ADDRESS

A prime position on
Pymont's Harris Street.

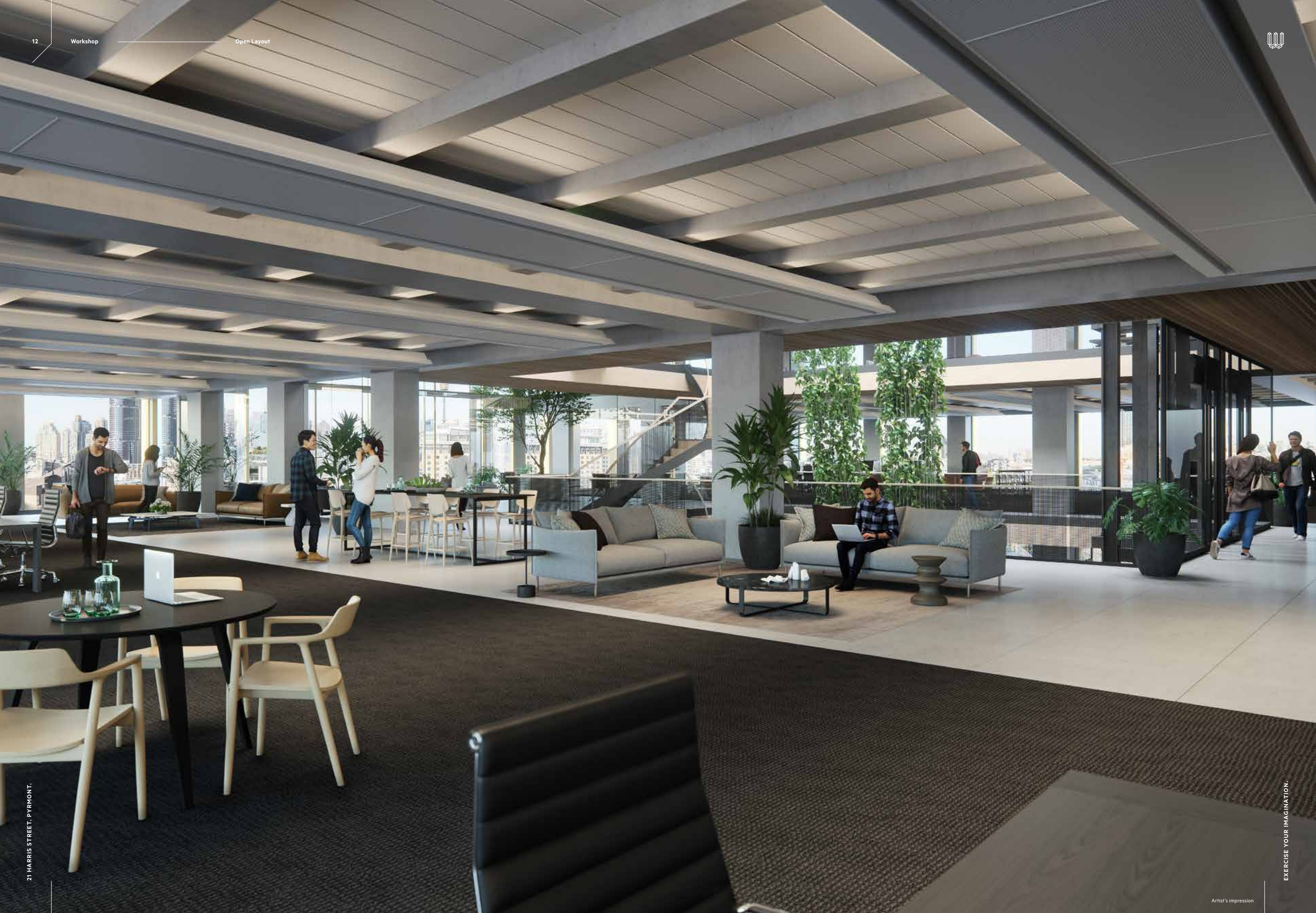


Artist's impression



EXERCISE YOUR IMAGINATION

Artist's impression





LESS
ORDINARY
MORE
VISIONARY



5 HARVEY ST

NEWMAN & PARTNERS

LESS BUSTLE MORE BOUTIQUE

The Harvey Street side of Workshop is lined with boutique office spaces – each with an individual entry. Activating the streetfront, these double-storey terrace-style offices have set-back mezzanine levels and open, airy layouts.



21 HARRIS STREET, PYRMONT.

EXERCISE YOUR IMAGINATION.

Artist's impression



2,700SQM FLOORPLATES

Two flexible, contiguous, efficient floorplates.



5-STAR GREEN STAR RATING

Designed around core environmental and sustainability initiatives.



HI-TECH NETWORKING

Concealed, under-floor networking creates a clear, open environment.



NATURALLY LIGHT-FILLED

95% of work settings are within 7.5m of windows.



PREMIUM GRADE A BUILDING

A high-performance asset with distinctive features.

LESS SMALL SPACES MORE BIG IDEAS



LESS SEGREGATION MORE STATUS

As the CBD moves west, Pyrmont is emerging as a dynamic hub for visionary businesses. Surrounded by Pyrmont's network of pioneering businesses and extensively connected to pivotal zones around the city, Workshop is positioned for next-generation success.

LESS MUNDANE MORE MIXING-IT-UP

A change of pace. A shift in gear. A relocation of energy for motivation or creativity. At Workshop, there's plenty of well thought-out space to break away into. An invigorating winter garden with plenty of natural light, natural ventilation and effective sun protection is just one of them. Choose a breakout zone for some quiet time, or opt for a seated spot among the buzz for an instant boost.

Never static. Never stale.
Always stimulating. This is Workshop.

- 01 — FUNCTIONAL DESIGN**
Cutting-edge design by Bates Smart that works for you.
- 02 — BREAKOUT ZONES**
Plenty of communal space to break away into.



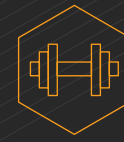
Artist's impression



6 ZONES

THE LARGE, OPEN FLOORPLATES ARE SPLIT INTO 6 TEAM ZONES CLOSE TO ONE ANOTHER.

LESS BURN OUT MORE WORK OUT



A new benchmark in balance, wellbeing and convenience – Workshop integrates work into life, and life into work. Because for the modern pioneer, the switch doesn't just flick at 5pm.

GYM FACILITIES

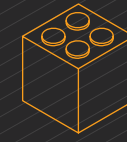
Cardio, weights or classes – whatever your workout style, we've got you covered.

STRESS RELEASE

Active employees have higher levels of energy, morale and satisfaction.

01 — Gym Environment

Large spaces and multiple entry points mean ease of access and movement.



An on-site childcare centre means maximum ease and convenience. For parents, the journey to work is seamless, with no extra drop-off or pick-up points required. Workshop makes it easy to integrate family life into work life, and gives parents peace of mind that the little ones are in close proximity.



CHILD SPACES

110 child spaces in the centre.

FACILITIES

State-of-the-art learning and play areas.

1302 SQM

CHILDCARE CENTRE
SPACE. LIMITLESS
PEACE OF MIND.

03 — In Safe Hands

The on-site childcare centre keeps kids engaged.



1539 SQM

OF GYM SPACE.
PRACTICE YOUR
CHEST PRESS.
PERFECT YOUR
LUNGE. **RESET
YOUR DAY.**

At Workshop, we believe in never sitting still. We believe in boundless adventure. And we believe in achieving more.

That's why we have a high-performance gym inside the building. We give people somewhere to break a sweat, hit reset, or simply just think between meetings. Somewhere to refresh and rejuvenate. Whether you want to get the day off to an energising start, or end it on a high – you don't need to go out of your way for a fit and healthy lifestyle.

EXERCISE YOUR
POTENTIAL. **STRETCH
YOUR IMAGINATION.
KEEP MOVING FORWARD.**

02 — Workout Routine

Whether you work out morning, lunchtime or evening – our gym works with your routine.



LESS MIND
BLOCKS
MORE BRAIN
STORMS



LESS DEAD-ENDS MORE DRIVE

At Workshop, we push ourselves every day. And we don't take the conventional approach. Want to ride your bike into work in the morning? Be our guest. Park it in one of 214 bike lockers. Wind down in the infrared sauna for a few minutes. Cool off with a shower. Smarten up with the iron – or maybe the hair straightener. Prepare to take on the world.

BIKE LOCKERS

A secure spot for your bike.

INFRARED SAUNAS

Let off some steam, any time of day.

SHOWERS & CHANGE ROOMS

Start – or end – the day in style.

WASHING, DRYING & IRONING ROOMS

Dedicated spaces for freshening up your attire.

BIKE REPAIR FACILITIES

Bike repair facilities mean you won't be left with a flat tyre.



 214

BIKE LOCKERS TO SECURELY PARK YOUR CYCLE IN. **DAY OR NIGHT. RAIN OR SHINE.**

Artist's impression



Seamless Journey
Workshop makes the journey from home to work effortless.

 188

PARKING SPACES INSIDE THE BUILDING. **FIRST IN, FIRST SERVED.**



LESS RUSH HOUR MORE REWARD

Just a short 2km from the CBD, at Workshop you'll find both variety and frequency of public transport – so you have the freedom to choose how to get to and from work every day. John Street Square light rail stop is less than a minute's walk away. Or you might opt for a brisk walk from Town Hall train station. Bus more convenient for you? There are over 14 different bus lines getting you here. If you're cycling, there are dedicated and separated cycleways leading you to work. Perhaps you prefer to drive? One of our 188 secure parking spaces is yours.

Easily accessible. Unmistakably flexible.

JOURNEY TIME

Light Rail
1 min walk from John Street Square
7 min walk from The Star
7 min walk from Fish Market

Bus Stops
1 min walk from Harris St Near Bowman St
1 min walk from Harris St near John St
1 min walk from Pirrama Rd near Harris St

Train
23 min walk from Town Hall Station
26 min walk from St James Station
26 min walk from Wynyard Station

Ferry Wharfs
8 min walk from Casino Wharf
12 min walk from Pyrmont Bay Wharf

PYRMONT DEDICATED CYCLEWAYS

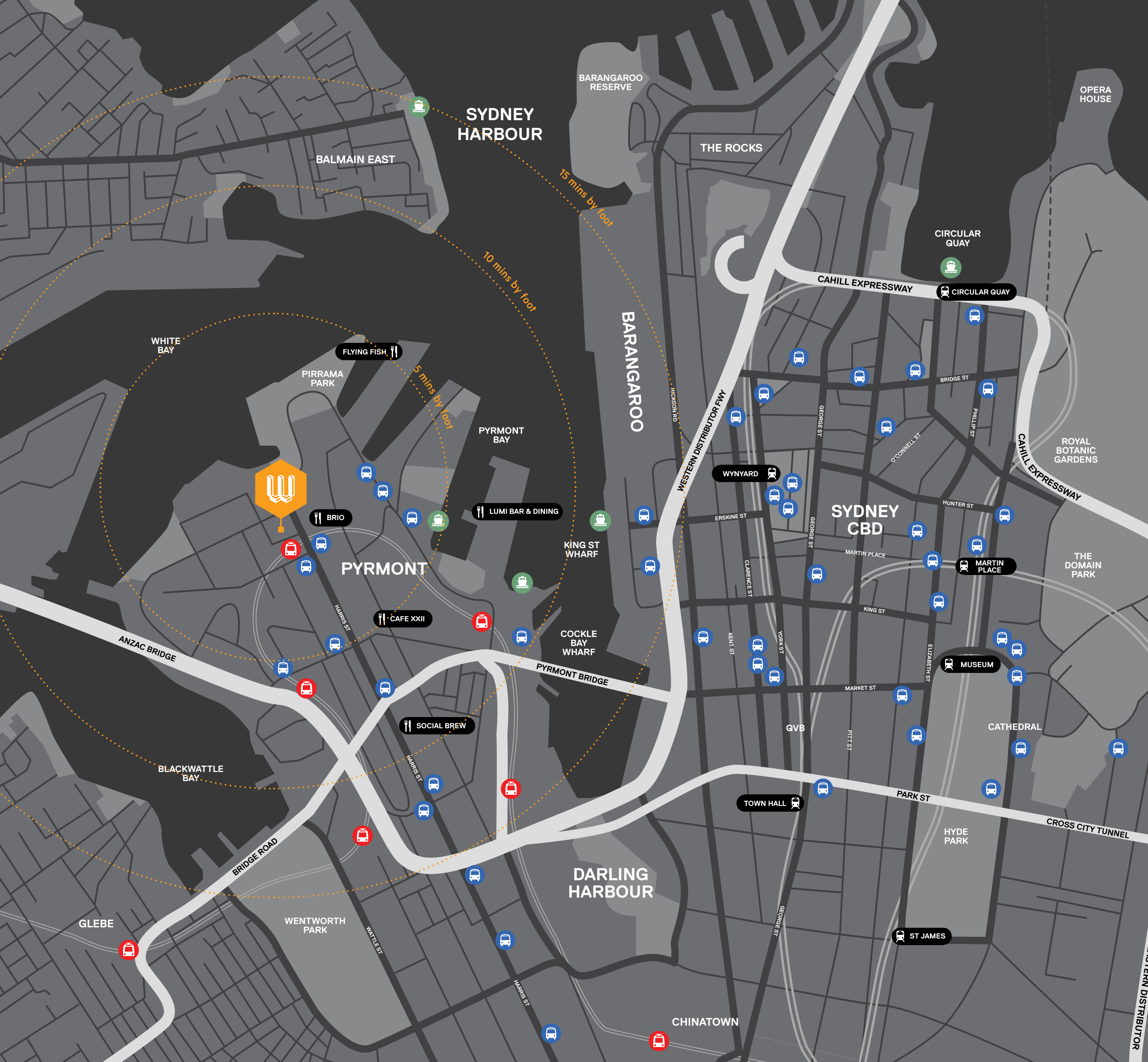
Union Street route
Miller Street route
Pyrmont Bridge Rd route

188 PARKING SPACES AND MAJOR ARTERIAL ROADS

Via Western Distributor
Via Bridge Road
Via Parramatta Road

MAP KEY

- Major Road
- Main Road
- Minor Road
- Train Line
- Tram Line
- Harbour
- Parkland
- Ferry Stop
- Bus Stop
- Train Stop
- Tram Stop
- Food & Beverage





FREQUENCY

Public transport in well-connected Pyrmont is frequent and reliable.



PROXIMITY

Positioned just a short 2km from Sydney's CBD.

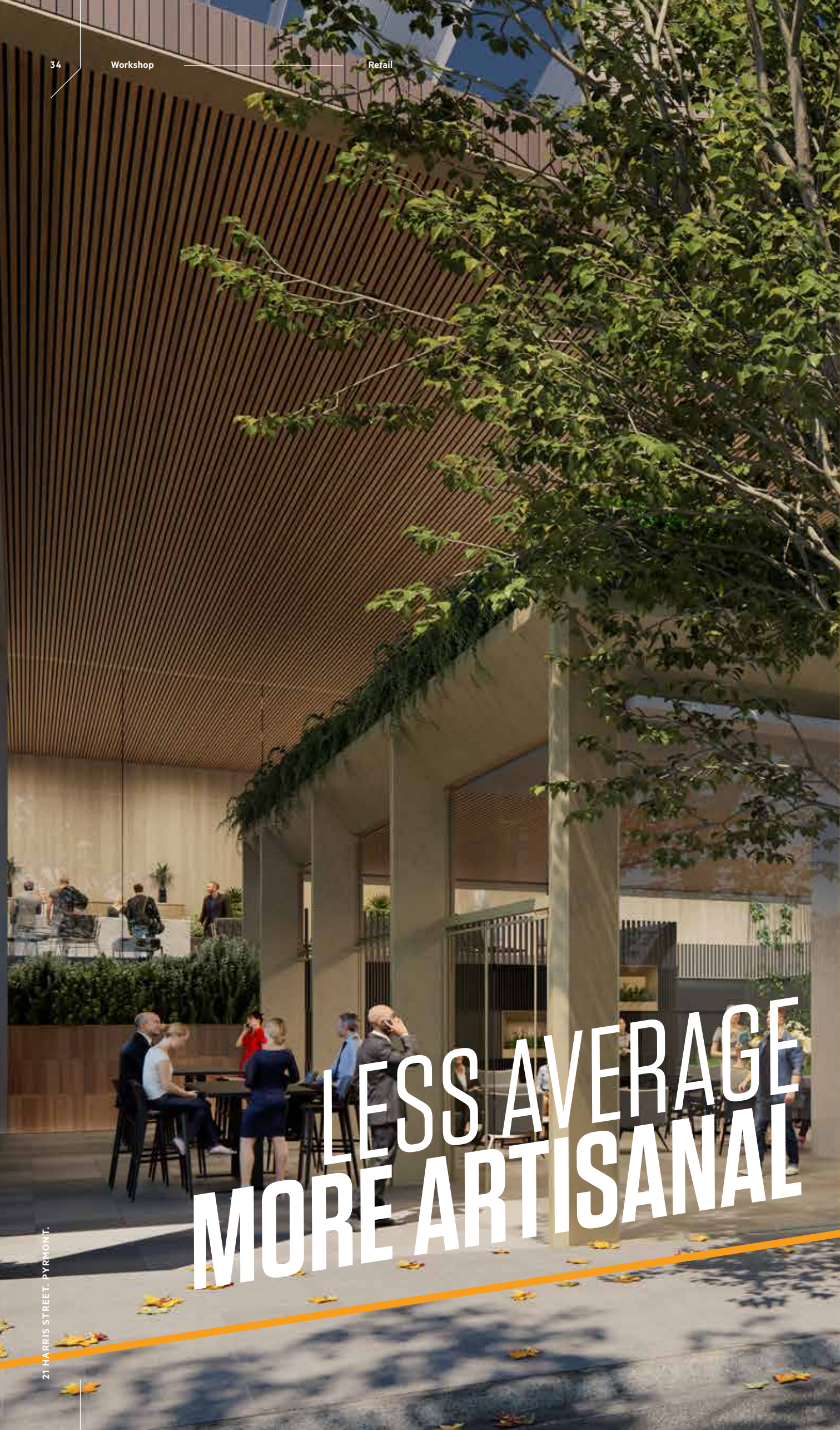


VARIETY

Freedom to choose from a wide variety of transport options.



LESS TRAFFIC MORE TIME



**LESS AVERAGE
MORE ARTISANAL**





 759 SQM

RETAIL SPACE TO TAKE FULL ADVANTAGE OF, **EVERY DAY.**

FLAVOUR OF THE WEEK: **NOT JUST YOUR AVERAGE FOOD COURT.**

DAYTIME

Enjoy a leisurely breakfast or grab lunch and coffee on the go.

NIGHTTIME

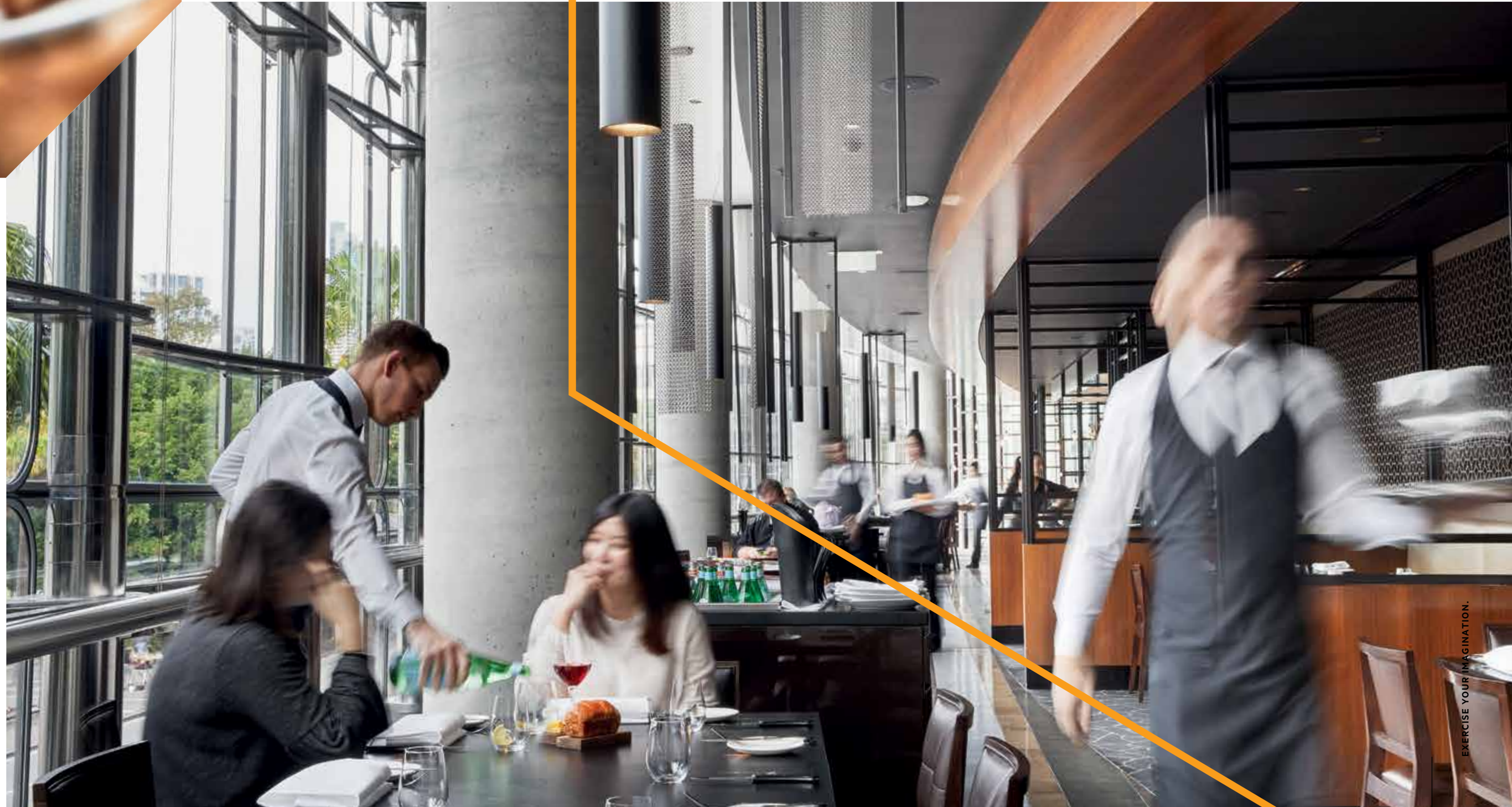
Stay back for a drink and some delicious eats with colleagues.

Meeting Place

Workshop's foodie spaces are the perfect place to gather and socialise.

LESS FOOD-HALL MORE FLAVOUR

Gourmet burgers and craft beers at 3pm. A super-charged team brunch at 10. A Saturday-afternoon margarita in the sun. Here, we choose quality over quantity. The artisanal over the average. Mastery over the mainstream. We give you somewhere to break away – a change of scenery; a shift of energy. Somewhere to feed both body and mind. Somewhere to find inspiration. Work and shop. Play and connect.





LESS BUSINESS MORNING RETOUR FLEX FIVE





PIRRAMA PARK

1.8 hectares of perfectly landscaped grassland – perfect for Vitamin D-rich lunches.



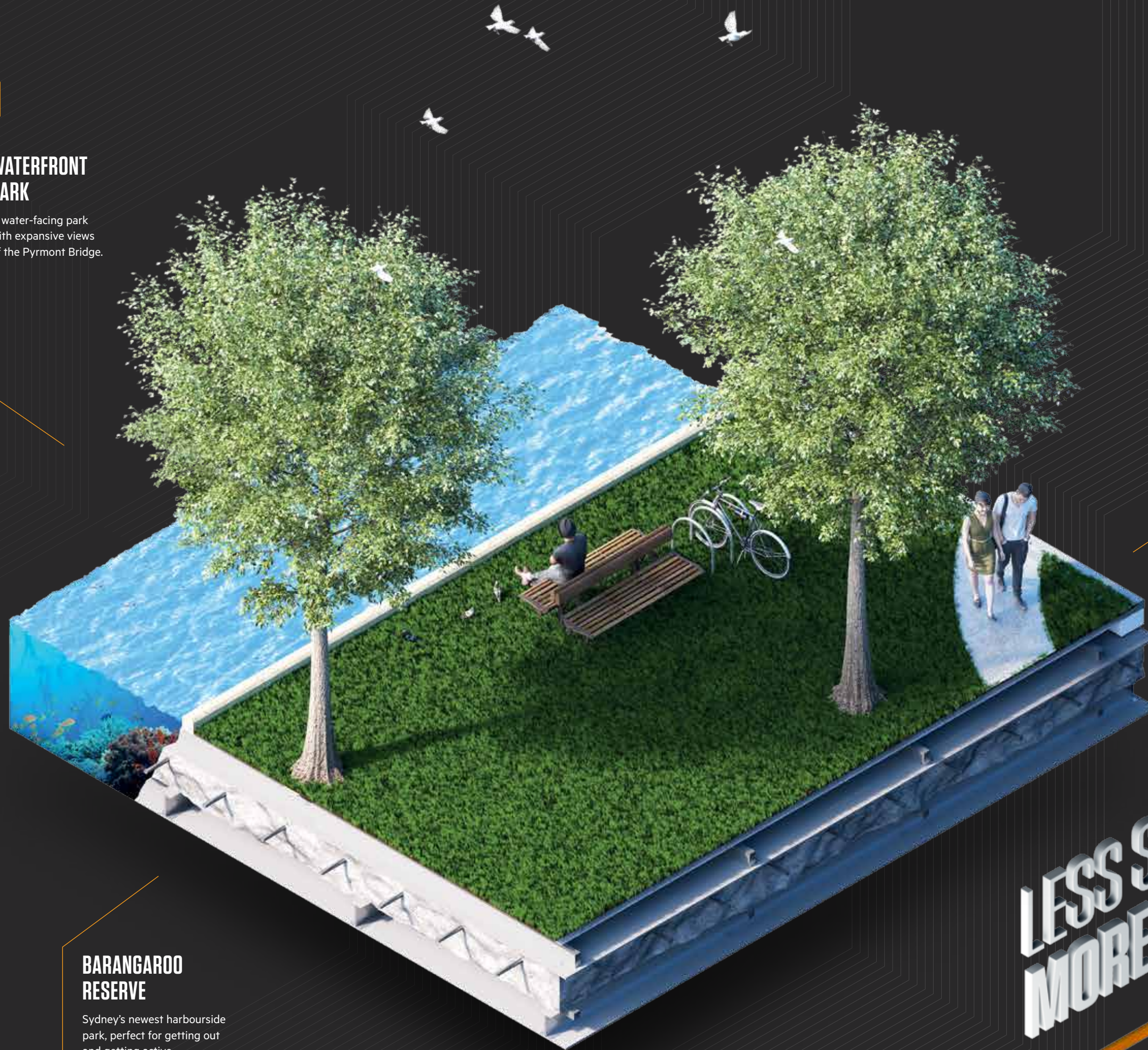
WATERFRONT PARK

A water-facing park with expansive views of the Pyrmont Bridge.



PYRMONT BAY PARK

A buzzy spot that is often the grounds for popular markets.



LESS STATUS QUO MORE SUNSHINE



DARLING HARBOUR

Eat, shop, play, walk or simply enjoy the million-dollar view.



BARANGAROO RESERVE

Sydney's newest harbourside park, perfect for getting out and getting active.



EXERCISE YOUR IMAGINATION

LESS DISTRACTION MORE SATISFACTION

Designed for maximum performance, Workshop has 360-degree access to natural light, ventilation and an inspiring outlook from all angles. A unique island site, 95% of the open spaces in Workshop are within 7.5m of natural light and have views out onto the world-famous harbour, the bridge, Pirrama Park and that iconic Sydney city skyline.

Never monotonous. Always motivating.



HIGH PERFORMANCE FLOORPLATES

"Our aim is to create a workplace that has the creative feel of a contemporary warehouse. Our plan is based on the ideal campus floorplate, with open unencumbered floors, and a central atrium/ hub with vertical connectivity. These will be spaces that are flexible and low-energy with exposed structure, mixed-mode ventilation and high ceilings."

Guy Lake, Bates Smart

LARGE, FLEXIBLE AND EFFICIENT FLOORPLATES. ROOM TO MOVE. SPACE TO PERFORM.

LARGE AND FLEXIBLE

Large floorplates of up to 2,700SQM (NLA) and 224-475SQM split-level terrace office space.

CONCEALED NETWORKING

A raised floor system will allow distribution of services and eliminate the need for power poles that disrupt sight lines.

WELLBEING INITIATIVES

Maximised natural light, a variety of acoustic environments and respite spaces with views and privacy enhance wellbeing.

OPTIONAL FLOOR LAYOUT SPECIFICATIONS

Mixed (shown)

Total Work Points: 214
SqM Per Person: 12.30

High Efficiency

Total Work Points: 264
SqM Per Person: 9.97

Open Plan

Total Work Points: 220
SqM Per Person: 11.96

Cellular

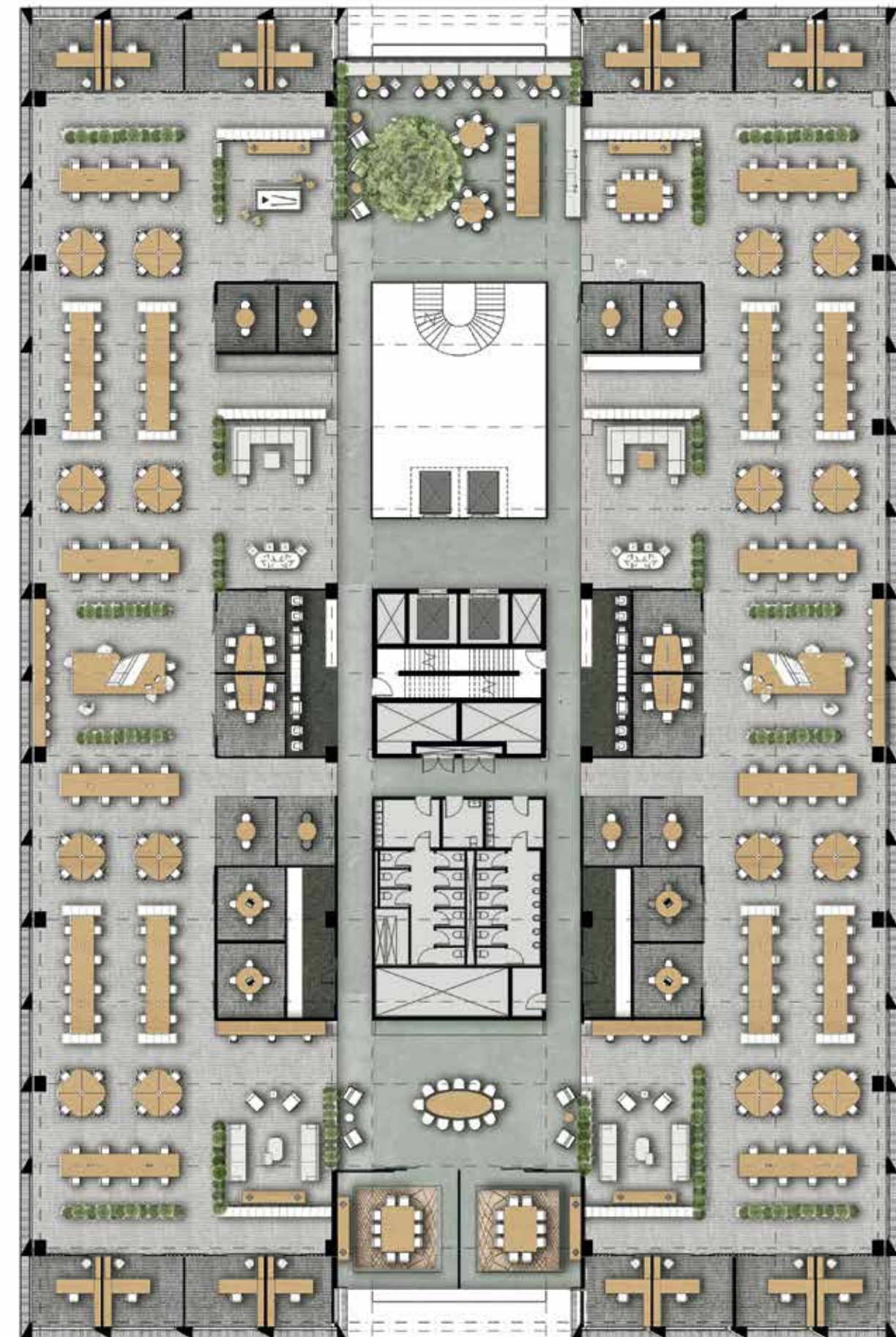
Total Work Points: 168
SqM Per Person: 15.67



HARRIS STREET

BOWMAN STREET

HARVEY STREET



MOUNT STREET WALK

THE PARTICULARS

MECHANICAL SPECIFICATIONS

Base building air conditioning is sized to accommodate a population density of 10m² per person

The air conditioning system will be designed to handle a tenant equipment load of 15 W/m² and a lighting load of 10 W/m²

PCA Grade-A connection sized is to be provided at each level to a supplementary cooling loop

A capped supplementary tenant exhaust system will be provided on each floor

Outside air connection points are to be sized at a minimum of 250% of the base requirement to provide additional tenant-required ventilation

POWER

A power allowance of 50VA/sqm (excluding air conditioning) will be provided in boutique and commercial areas, with tenancy distribution boards located in services risers on each commercial floor – and within the tenancy space in boutique offices

Tenant power and lighting will be metered at each tenant distribution board with the facility to export data

Metering for billing purposes is to be located in metering panels within services risers on each floor/boutique tenant

LIGHT

The base building lighting system will be designed to meet the requirements of AS1680

The provided base building emergency lighting and exit signage will be designed to meet the requirements of the NCC and AS2293

Control of lighting is via an intelligent lighting control system, which maximises efficiency through the use of daylight harvesting, motion sensors and dimming compatibility

In boutique tenancies, motion sensors and dimming compatibility are provided as part of the lighting system

Excellent access to natural light via a full-height atrium

HYDRAULIC

Australian standard plumbing services will be installed in the base building for fire protection, storm water, sanitary drainage, and cold and hot water for amenities

PCA Grade-A 2 hours of water storage supply will be provided in the building

Water efficient and WELS star rated plumbing fixtures to be installed

Tenants will be responsible for providing on-floor hot water supply as required

Fire protection services will be installed in the building to satisfy an open plan arrangement

Any tenant alterations to the space will be approved by the building owners prior to construction, and all new work will be installed to meet all applicable Australian standards

DATA

The building incorporates the latest in fibre technology to enable enterprise services for tenants

This system will enable tenants to access the telecommunications carrier of their choice

Additional conduits will be provided to the existing Telstra communications cabling pit/duct on the Bowman Street frontage for Tenant dedicated lead-ins as required

SECURITY

Building entry points and public areas will be monitored via CCTV

Entry points and lift lobbies are to be provided with access control

An intercom system will be provided including within

Fire stairs in compliance with the NCC

HIGH-EFFICIENCY FLOOR-PLAN SPECIFICATIONS

Workstations: 236
Workstations (along window): 28
Total work points: 264
Sqm per person: 9.97

Meeting rooms
10 Person: 2
5 Person: 4
4 Person: 6
2 Person: 6

Collaboration: 11
Breakout: 1
Utility: 4
Store: 1

OPEN-PLAN FLOOR-PLAN SPECIFICATIONS

Workstations: 192
Workstations (along window): 28
Total work points: 220
Sqm per person: 11.96

Meeting rooms
10 Person: 2
5 Person: 4
4 Person: 6
2 Person: 6

Collaboration: 15
Breakout: 1
Utility: 4
Store: 1

MIXED FLOOR-PLAN SPECIFICATIONS

Offices: 16
Workstations: 192
Hot desks: 6
Total work points: 214
Sqm per person: 12.30

Meeting rooms
10 Person: 2
5 Person: 4
4 Person: 4
2 Person: 8

Collaboration: 8
Breakout: 1
Utility: 4
Store: 1

CELLULAR FLOOR-PLAN SPECIFICATIONS

Offices: 40
Workstations: 128
Total work points: 168
Sqm per person: 15.67

Meeting rooms
10 Person: 2
5 Person: 4
4 Person: 6
2 Person: 6

Collaboration: 8
Breakout: 1
Utility: 4
Store: 1

SUSTAINABILITY

Designed for a 5 Star Green Star rating

Outside air will be delivered at a rate of 15 L/s per person

A chilled beam air conditioning system will provide a healthy indoor air quality for tenants

FAÇADE

The expressed terracotta facades defining the eastern and western wing reference the facades of historic Pyrmont warehouses

The eastern and western facades are defined by an expressed frame of square proportions with glass infill

The terracotta frame extends from Level 1 to 5, where it transitions to a bronze aluminum frame with a similar geometry

Finishes and materials include exposed concrete columns, timber soffit, dark window frames, terracotta cladding, low e-vision glass, anodized aluminium infill panel

COMMERCIAL SUITES AIR CONDITIONING

Exposed active chilled beams will be installed on all offices floors to the open office areas

Areas adjacent to the core, complete with ceilings, will be served with VAV boxes to allow tenant flexibility

All chilled beams zones and VAV boxes are to be individually controlled by thermostats located in each zone

PCA Grade-A zone sizes and mechanical system sizes

Conditioned outside air will be delivered from the mechanical plant room located on the roof of the building

Each exposure will have a different air handling unit providing air conditioning

TRANSPORT

The John Street Square Light Rail Station is located within the block immediately to the south

188 car parks located inside the building

LIFT

The building will be served by Four of Passenger/Goods Lifts, ONE Childcare Lift and one DDA Gym Lift

PCA Grade-A lift design

COMMERCIAL TERRACES AIR CONDITIONING

Individual fan coil units will be installed to condition each boutique office

Separate fan coils units will be provided to serve the mezzanine and ground levels

Each fan coil will be individually controlled by thermostats located in its respective zone

Outside air will be provided from an outside air louvre located at the façade

All toilets will be provided with a ducted exhaust system discharging at roof level to meet AS 1668.2 requirements

A kitchen exhaust riser is to be installed per core for tenant connection



21 HARRIS STREET, PYRMONT.

EXERCISE YOUR IMAGINATION.

Artist's Impression

TWO TEAMS ONE VISION

At Milligan Group, our mission is to create signature buildings that resonate – buildings that inspire people and enrich communities.

Established in 2010, Milligan Group has been quietly contributing to the rapidly changing inner-Sydney Suburbs. Taking pride in actively working with many of Australia's leading minds in design and architecture, Milligan is focused on creating new benchmarks for apartment living and sustainable commercial workspaces. Taking a people-centric approach, Milligan's projects have one championing goal: to enhance the lives of occupants and communities.



Bates Smart is a multidisciplinary design firm delivering architecture, interior design, urban design and strategic services across Australia. Through a thoroughly integrated approach, their award-winning projects transform the city fabric and the way people use and inhabit urban spaces and built environments.

workshop-pyrmont.com

PROGRESSIVE
DESTINATION
21 HARRIS ST
PYRMONT

